London Borough of Hammersmith & Fulham

Fire Risk Assessment of:	Standish House Hammersmith London W6 9AY
Author of Assessment:	Z Noorgat
Quality Assured by:	Nick Hickman - Lead Fire safety Surveyor.
Responsible Person:	Richard Shwe
Risk Assessment Valid From:	08/10/2024
Risk Assessment Valid To:	08/10/2026

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Building Features

Approximate Square Area of the Building:	500
Number of Dwellings:	28
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	2
Number of Stair Lifts:	
Number of Storeys	9
Uninhabited Roof Void?	
Basement Present?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	90
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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Survey Findings:

Building Construction & Layout:	Standish House is a nine-storey building (comprising a lower ground floor, upper ground floor, and floors one through seven, excluding the roof) that sits above a Tesco supermarket on the ground floor. The supermarket, accessible directly from King Street, has a small car park at its front. A ramp beside the supermarket leads to a raised rear car park at an elevated level. Entry to Standish House is available on the upper ground floor level, with the main entrance situated on a side street, opposite the ramp and supermarket. The main entrance (on the lower ground floor) includes secure access, a drop-key facility, and a dry riser inlet. This entrance door opens to a lobby with a lift equipped with a fire service key, a Gerda box, and a single staircase leading up to the upper ground floor and an entrance/exit door. Near the main lower ground entrance is an electrical intake room, with a second intake room located on the upper ground floor. The lift motor room is on the open-deck upper ground level. A small set of stairs on the opposite side of the building descends to the lower ground floor, running alongside the supermarket to a water pump room at the bottom. Standish House has two entry points to a single staircase serving all floors, and the lift also reaches all floors. Fire service access is supported by a drop-key facility at the entrance. The building includes twenty-eight flats over the seven upper floors, with four flats on each floor. Each floor landing is separated from the protected staircase by a fire door, with a dry riser outlet positioned within the staircase on each upper landing. The staircase's outer wall has openable windows, and each upper landing is consistently laid out with an electrical riser next to the landing entrance door. The electrical risers are sealed with fire-stopping at floor and ceiling levels. Each landing includes a single lift and four flat front doors, with windows and fixed vents opposite and beside the entrance door. A Gerda box is located in the staircase lobby area, containing relevant information for fire service responders. Roof access hatches in the top-floor landing lead to an enclosed water tank room on the roof, which contains smaller hatches providing access to a flat roof. Emergency lighting is installed on all escape routes. Fire Action Notices within the building indicate a "Stay-Put" (defend-in-place) policy. The building is primarily constructed of brick with concrete floors and a flat roof. The ground floor has a double height to accommodate the supermarket and the incline of the road. The supermarket’s rear section has timber cladding on the ground floor level only and should have its own fire risk assessment.

Executive Summary	The communal areas are generally in good order from a fire safety perspective; however, the below require further attention: - The communal stair doors should be placed in a planned programme of works for ceritfied FD60S replacement doorsets - Better external signage should be installed to aid emergency services - Fire stopping is required to some areas of the communal parts - Unfinished supression work requires completion - Some existing communal doors require repairs - A compartment survey should be undertaken between the commercial unit and this block to ensure FR60 compartmentation is in tact. - A sample flat entrance door was tested which did not close fully into its frame. The door requires easing and adjusting. A compartment survey should be undertaken between the commercial unit and this block to ensure FR60 compartmentation is in tact. There are PVCu infill panels to the communal areas which require further testing against A2-s1, d0 rating to BS EN 13501-1, the results of this investigation will determine the need of an evacuation system being installed. There are permanent louvre screen vents installed to the communal landings.

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Guidance

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Scope of Assessment:

This FRA has been carried out on behalf of the 'Responsible Person' in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The purpose of this report is to provide an assessment of the risk to life from fire in this premise and where appropriate, to identify significant findings to ensure compliance with fire safety legislation as obliged observing current best practice, providing a minimum fire safety standard.

This report reflects the fire safety standards identified during inspection and does not address the risk fire may pose to property or business continuity.

In order to carry out this fire risk assessment the assessor has used their professional expertise, judgement and guidance contained in the British Standards Institute's publicly available specification (PAS 79: 2012), the Department for Communities & Local Government guidance, 'Fire Safety Risk Assessment - Sleeping Accommodation', Local Authorities Coordinators of Regulatory Services (LACORS) 'Housing Fire Safety' guidance and NFCC guidance 'Fire Safety in Specialised Housing'.
Which provides best practice guidance on fire safety provisions in England for certain types of existing housing; as well as the Local Government Association (LGA) Guidance 'Fire safety in purpose-built blocks of flats'.

The aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises. Information for the completion of this assessment was obtained by a physical type 1 survey, in compliance with LBHF policy and for the purpose of satisfying the FSO. The inspection of the building is non-destructive. The fire risk assessment will consider the arrangements for means of escape and so forth that will include examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction; however, in this type of survey, entry to flats beyond the area of the flat entrance door, is not involved as there is normally no automatic right of access for freeholders.

If your premises have been designed and built in line with modern building regulations (and are being used in line with those regulations), your structural fire precautions should be acceptable. While every effort is made to inspect fire compartmentation & fire separating elements of buildings, dependant on accessibility, including roof spaces, voids and service risers, to assess the integrity, comments reflect reasonable assumption. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a type 1 inspection will normally be sufficient. Where doubt exists in relation to these matters, the action plan may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (Any such recommendation would be based on identification of issues that justify reason for doubt.)

The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

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Compartmentation and Building Features	
From a Type 1 inspection perspective, are there breaches identified effecting compartmentation along the escape route?	Yes
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	No
Is the compartmentation within the roof void to the correct standard?	N/A
Is the roof void clear of personal items or artefacts?	N/A
Are there other concerns identified with the roof void?	N/A
Are lifts installed?	Yes
Does each lift have a fire service over-ride switch?	Yes
Are there any fire-fighting lifts?	No
Is there a lift motor room?	Yes
Is the compartmentation acceptable?	Yes
Did you get access to survey the lift motor room?	Yes
Are there any other concerns with Lifts or the Lift Motor Room?	No
Are there utility cupboards within the communal area?	Yes
Are there any breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	Yes
Is there evidence to confirm FD30s doors are certified?	No
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	Yes
Is there personal items or rubbish in any inspected utility or riser cupboard?	No

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Is there a CO2 extinguisher installed inside any large electrical riser cupboard?	N/A
Are CO2 extinguishers compliant?	N/A
Are there other concerns identified with the utility cupboards and vertical risers?	No
Is external cladding fitted to the building?	No
Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	No

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Means of Escape	
Is the stated emergency evacuation strategy suitable?	Yes
Are fire action notices displayed at the entrances, fire exits and each level as required?	Yes
Are travel distances appropriate for the building design?	Yes
Are the internal escape route corridors free of trip hazards?	Yes
Are stairs free of all trip hazards?	Yes
Are there personal items exceeding the managed policy for communal areas, adversly affecting the escape routes?	No
Do final exits open in the direction of flow where required?	Yes
Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement?	Yes
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	No
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Is emergency lighting installed?	Yes
Does the installed emergency lighting provide suitable coverage?	Yes
Are there recorded or observable defects with the emergency lighting system?	No
Is there evidence of a current and up-to-date emergency lighting service contract and maintenance programme?	Yes
If no emergency lighting is installed, does the building require the installation of an emergency lighting system?	N/A
Is there a need to increase the emergency lighting provision?	No
Are there other concerns identified with the emergency lighting?	No
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	No
Are there any concerns identified with ventilation of the internal escape route?	No

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Doors	
Is the main entrance door suitable as part of the evacuation strategy for the building?	Yes
Is security to the property suitable to restrict access to uninvited persons during 'out of hour' times?	Yes
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	Yes
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	Yes
Is every compartment fire door and frame installed to the correct fire rating standard?	Yes
Does every compartment door freely self close into the frame?	No
Are there any defective compartment fire doors (glazing, furniture, frames, door) requiring repair or maintenance works?	Yes
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD60s standard?	No
Do the inspected FD60s doors have certified markings?	No
Are positive action self-closers fitted and to the front face of the doors?	Yes
From the sample inspection taken, do the flat entrance doors freely self close into the frame?	No
Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Are there other concerns identified with the flat entrance doors?	No

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Fire Hazards

Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	Yes
Any there other concerns identified with smoking?	No
Are there suitable locations provided for storage of refuse?	Yes
Is the refuse area appropriately clear and well managed?	Yes
Are vertical refuse chutes fitted to the building?	No
Are there other concerns identified with refuse?	No
Has fixed electrical wiring been subject to a safety inspection within the past five years?	Yes
Is there a lightning protection system installed?	Yes
Is there evidence of a valid certification?	No
Is the lightning protection free from defects and secured sufficiently?	Yes
Is there a wheelchair or stair lift in the communal area?	N/A
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	N/A
Any there other concerns identified with ignition sources?	N/A

Fire Detection

From the sample flats accessed, is early warning fire detection appropriate?	Yes

Fire Safety Management

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Are there hydrants within the grounds of the property estate?	No
Are there notable restrictions for the positioning of fire appliances within 20 metres of the building?	No
Is a Premises Information Box installed?	Yes
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	Yes
Is there a working Drop Key mechanism to access the building?	Yes
Is there a Dry Riser installed?	Yes
Are there outlets on each level above the 6th storey?	Yes
Is there evidence to confirm the Dry Riser is serviced?	Yes
Is Dry Riser signage displayed appropriately?	Yes
Are there any observable defects to inlets or outlets and their casings?	No
Are there other concerns identified for fire service operations?	No
Did you encounter any potential or actual hoarding risks?	No
LBHF have a medical register of 02 users, did you encounter a resident declaring they were using 02 but not registered?	No
Is there a suppression system installed within any part of the building?	Yes
Is there evidence of a service contractor and maintenance progamme?	No
Are there any known or observable defects on the system?	N/A
Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?	No
Are there other concerns identified to do with fire safety management?	No
Does the building contain both commercial outlets and residential dwellings?	Yes
Any there other concerns identified with control of shared means of escape?	No

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Safety Management	
Are there staff or site managers based at and working in the building?	No
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Any there other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	Yes
Is LBHF emergency and general contact details displayed in the communal area?	Yes
Any there other concerns identified with the management of information?	No

Actions Arising from the Survey:

	Slight Harm	**Moderate Harm**	**Extreme Harm**
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Risk Scores:	
Risk Score at the time of the Assessment	Moderate Risk
Risk Score if all actions are implemented:	Tolerable Risk